



THE
A-TEAM

**RE/MAX
FIRST**

1633 LEGACY Circle, Calgary T2X 4H9

MLS®#: **A2160673** Area: **Legacy** Listing Date: **09/05/24** List Price: **\$430,000**
 Status: **Pending** County: **Calgary** Change: **-\$10k, 13-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **882 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,248**
 Low Sqft:
 Ttl Sqft: **1,248**

DOM

13
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey,Side by Side**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Low Maintenance Landscape,Level,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Attached,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Lighting,Other**

Construction: **Composite Siding,Mixed**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,High Ceilings,Open Floorplan,Pantry,Stone Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`1"	Kitchen	Main	16`6" x 8`8"
Dining Room	Main	8`11" x 10`6"	Living Room	Main	9`11" x 14`2"
Bedroom	Upper	10`0" x 10`4"	Walk-In Closet	Upper	4`10" x 3`5"
4pc Ensuite bath	Upper	7`8" x 7`0"	Laundry	Upper	3`1" x 3`5"
4pc Ensuite bath	Upper	7`1" x 7`10"	Walk-In Closet	Upper	11`3" x 3`3"
Bedroom - Primary	Upper	10`11" x 10`6"	Storage	Lower	11`4" x 3`3"
Entrance	Lower	11`3" x 3`3"			

Condo Fee:
\$262

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1811229**

Remarks

Pub Rmks: **Welcome to this LIKE NEW 2 bedroom/2.5 bathroom townhome in the desirable community of Legacy! Built in 2020, this 1249 square foot home showcases a modern design with a stylish neutral color palette, perfect for those who appreciate clean, contemporary living. The unique double master bedroom layout, with both bedrooms featuring their own ensuite & walk-in closets, makes it ideal for young professionals or small families. The kitchen is a real highlight, offering quartz countertops and plenty of natural light from the south & north-facing windows and direct access to the balcony. It flows seamlessly into the open-concept living and dining areas, creating a bright, inviting space that's perfect for both daily living and entertaining. The home is located near top-rated schools, parks, grocery stores, and restaurants, making everyday life incredibly convenient. You'll also enjoy the practicality of a double garage. Inside, modern vinyl flooring on the main level and plush carpeting upstairs add to the comfort and style, while the upper-level laundry room makes household chores easier. With LOW CONDO FEES and a sleek, ultra-modern aesthetic, this townhouse is a fantastic opportunity for anyone looking for a stylish, low-maintenance home in Legacy. Contact us today to arrange a viewing!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











